

Pachkovsky, Alex

From: Shirish Dhume <ayerz.investment@gmail.com>
Sent: Monday, February 17, 2020 8:16 PM
To: HSGTestimony
Subject: Recent bills listed below are unfair, will not help business and community

Hello,

The following bills are unfair, will not help businesses and communities.

SB105 - could make it longer and more difficult to evict non-paying tenants.

It's always best to have good responsible tenants and we need all the help we can have to get the non-paying tenants evicted. Due to higher costs of non-paying tenants staying without paying rent, the cost gets passed to other, responsible tenants

SB109 & HB5122- this may cause to conceal criminal records of tenants during the screening process-

This is a BIG problem, it will not be safe for owners/managers but also not safe for others in the building. Think of the kids! Anyone can enter and cause havoc in innocent people's lives.

HB5123- makes owners liable for lead paint regardless of where it came from-

Completely unfair towards housing owners, will definitely decrease values in older buildings. Also let's others be less cautious with their lead problems because the property owner will get blamed.

HB5126-

This is trying to Cap late fees-

This is going to cause rents to go up. Less responsible tenants will take advantage of this situation. They will keep doing it wrong and not pay rent on time. This will increase the costs for landlords, and it will be passed on to the tenants, ultimately.

Best Regards,

Shirish T. Dhume
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